093.0	0007	0023.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,400 /	706,400
					USE VALUE:	706,400 /	706,400
					ASSESSED:	706,400 /	706,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONAHUE ELEANOR
Owner 2:	
Owner 3:	
Street 1:	44 CHATHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAIDER CHARLES -
Owner 2:	-
Street 1:	44 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2302 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5037.000	306,600		399,800	706,400
Total Card	0.116	306,600		399,800	706,400
Total Parcel	0.116	306,600		399,800	706,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.84 /Parcel: 306.84

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61113

GIS Ref

GIS Ref

Insp Date 06/12/18

!7685!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,600	0	5,037.	399,800	706,400		Year end	12/23/2021
2021	101	FV	296,500	0	5,037.	399,800	696,300		Year End Roll	12/10/2020
2020	101	FV	296,500	0	5,037.	399,800	696,300	696,300	Year End Roll	12/18/2019
2019	101	FV	236,800	0	5,037.	405,500	642,300	642,300	Year End Roll	1/3/2019
2018	101	FV	236,800	0	5,037.	302,700	539,500	539,500	Year End Roll	12/20/2017
2017	101	FV	236,800	0	5,037.	274,100	510,900	510,900	Year End Roll	1/3/2017
2016	101	FV	236,800	0	5,037.	262,700	499,500	499,500	Year End	1/4/2016
2015	101	FV	222,700	0	5,037.	222,700	445,400	445,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:00:02

LAST REV

Date	Time
06/23/21	13:39:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAIDER CHARLES,	77523-313	1	4/15/2021		995,000	No	No		
HAIDER CHARLES,	77103-354	1	3/1/2021	Convenience	1	No	No		
RONGONE AVE M,	72816-370	1	6/24/2019		799,000	No	No		
	12313-698		10/24/1972		27,000	No	No		Edward F Rongone dod 4/24/2010

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/1995	510	Manual	1,000					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
11/7/2019	Mail Update	JO	Jenny O
6/12/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	336	PATRIOT
1/27/2000	Meas/Inspect	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5037		Sq. Ft.	Site		0	70.	1.13	5									399,777						399,800	

Total AC/HA:	0.11563	Total SF/SM:	5037	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,777	Spl Credit		Total:	399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30176902
Const Adj.:	0.99742496
Adj $ / SQ:	142.826
Other Features:	101400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376652
Depreciation:	70057
Depreciated Total:	306594

COMMENTS

2 SINKS IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

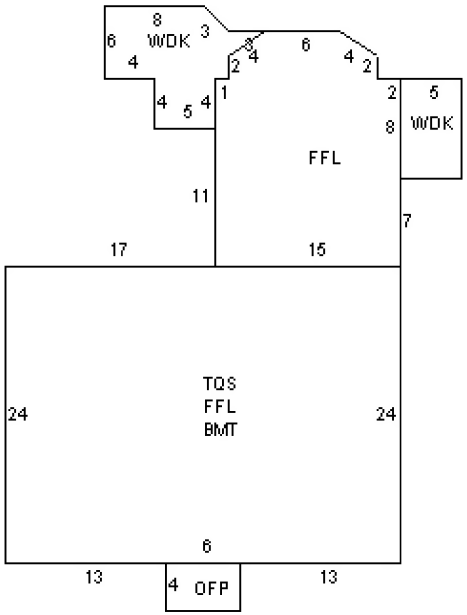
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.83
Special Features:	0	Val/Su Net:	121.47
Final Total:	306600	Val/Su SzAd	190.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,035	142.830	147,825
BMT	Basement	768	55.190	42,384
TQS	3/4 Story	576	142.830	82,268
WDK	Deck	121	14.230	1,722
OFP	Open Porch	24	43.890	1,053

Net Sketched Area:	2,524			Total:	275,252
Size Ad	1611	Gross Area	2716	FinArea	2302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 X 11	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

093.0-0007-0023.0

IMAGE

AssessPro Patriot Properties, Inc